This form furnished by: **Cahaba Title, Inc.** Eastern Office (205) 833-1571 Birmingham (205) 988-5600

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Ernest Lee Bush, Jr.
(Address) 128 Chestnut Drive
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, J. ELLIOTT CORP. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ERNEST LEE BUSH, JR. and wife, LORAINE M. BUSH

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 36, according to the survey of Harvest Ridge, Second Phase, as recorded in Map Book 12 page 49 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:
Building setback line of 75 feet reserved from Chestnut Drive as shown by plat.
Restrictions, covenants and conditions as set out in instrument recorded in Real 189 page 174, in the Probate Office of Shelby County, Alabama.
Subject to restrictions, reservations and conditions as shown by deed recorded in Deed Book 318, page 1 and Deed Book 318 page 531 in Probate Office of Shelby County, Alabama.
Easements and rights as set out in instrument recorded in Deed Book 254 page 298 in Probate Office of Shelby County, Alabama.
Mineral and mining rights if not owned by Grantor.

$117,358.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 239 PAGE 941

1. Deed Tax $ 10.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 15.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of May 19 89.

ATTEST:

Secretary

J. ELLIOTT CORP.
By
President, James W. Elliott

I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF SHELBY

89 MAY 25 AM 8:56

I, the undersigned JUDGE OF PROBATE a Notary Public is and for said County in said State, hereby certify that James W. Elliott whose name as President of J. Elliott Corp. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this is 3rd day of May 19 89.

1/25/90
My Commission Expires

Notary Public